The Basic School Development Plan

Sponsored by: D/C CDS

(Date TBD)

Major Chris Hrudka

Purpose

MROC support for a specific course of action (COA) pertaining to the future development and rehabilitation of The Basic School (TBS), Marine Corps Base Quantico.

Background

The Basic School: Established at Camp Barrett in 1952

- **Infrastructure problems in student quarters, classrooms, and maintenance areas negatively effect mission accomplishment on a daily basis**
- **Most facilities over 30 years old; original facilities built in '50s still in service**
- **Most serious deficiencies in student quarters**
  - **43% of total spatial requirement**
  - **all current facilities beyond economic renovation**

(pg 22)

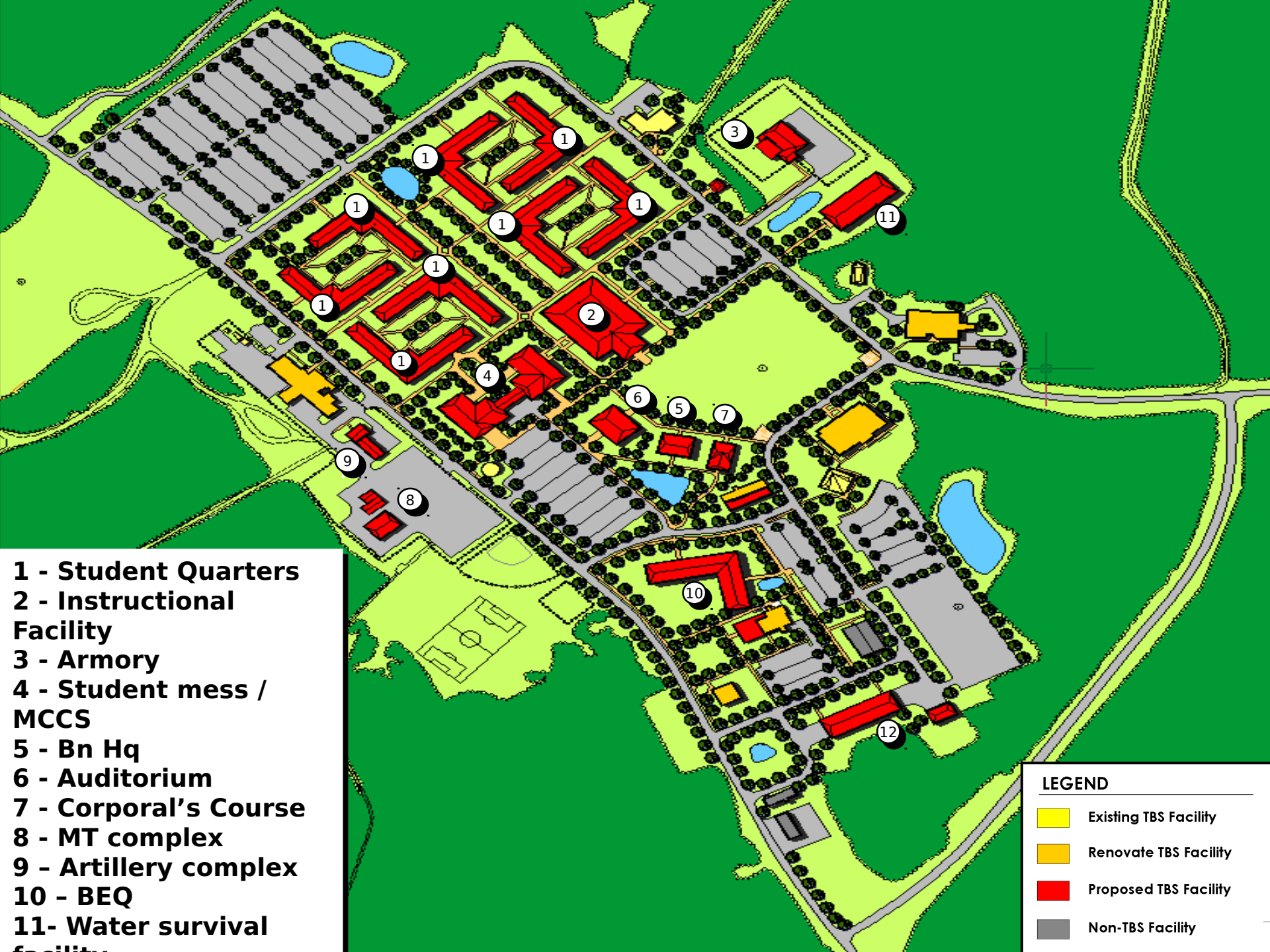
Background

- **Current Asset Evaluation - 62 Facilities, 668,000 GSF (pg 15)**
  - **82% of current facilities deemed inadequate and beyond economic repair**
  - **13% of current facilities deemed sub-standard and require significant $ to make adequate**
- **Spatial Requirements - 1,123,000 GSF of building space**
  - **TBS operating with 60% of required facilities space**
- **Personnel Loading – TBS consistently operates between 150-235% occupancy in its student quarters (pg 18)**

Overview

- **95% of infrastructure needs replacement and expansion to meet the TBS mission for the future**

- **$282m program (in FY05 $) to rebuild and replace**
  - **Includes $15m in M2 projects**
  - **Investment proposed over 8-9 years** (pg 16)
  - **New student quarters: $165m in 8 phases** (pg 20)
  - **$45m currently programmed/budgeted in FY05/07**
    - **FY05: BEQ, Armory (both in design phase), and Instructor Bn HQ (FY05 Congressional Add)**
    - **FY07: Phase I Student Quarters**


1 - Student Quarters
2 - Instructional Facility
3 - Armory
4 - Student mess / MCCS
5 - Bn Hq
6 - Auditorium
7 - Corporal's Course
8 - MT complex
9 – Artillery complex
10 – BEQ
11- Water survival
LEGEND
Existing TBS Facility
Renovate TBS Facility
Proposed TBS Facility
Non-TBS Facility

Assumptions & Parameters

- **In conjunction with Q2020, BFR study determined suitable utilities infrastructure to retain TBS at Camp Barrett.**

- **Plan requires an average of 15% of USMC MILCON budget per year to complete.**

- **Action to modernize and improve facilities at The Basic School are 15 years overdue. TBS will cease to be a viable training institution due to infrastructure failure and excessive maintenance costs in the next ten years.**

Courses of Action

Using the TBS Development Plan,

1. **Status Quo: submit MILCON projects to each bi-annual PEG for competition and placement in the FYDP.**

2. **adopt TBS as a USMC top-line priority and apply the necessary resources to complete TBS on the proposed timeline.**

3. **adopt TBS as a USMC MILCON priority and apply the necessary resources to complete TBS on the proposed timeline.**

COA 1 Pros & Cons

Status Quo

- **Pros**
  - **Does not disrupt the PEG / MILCON process**
  - **Allows for equal competition for limited MILCON $**
- **Cons**
  - **Extends the completion timeline of the TBS Development Plan**
    - **Equates to more M1/M2 $ required over time to keep TBS facilities operational (approx $1,000,000 per year and growing as facilities continue to degrade)**
  - **Competes with critical MCB Quantico MILCON and other installations' infrastructure requirements**

COA 2 (Preferred COA)

TBS = Top-Line Priority

- **Meets goal of full TBS redevelopment quickly while allowing the USMC PEG process and MILCON budget to be unaffected.**

- **While cons for this COA exist,**
  - **None outweigh the facts regarding TBS as a vital part of our institution**
  - **Cons regarding cost must be considered in terms of**
    - **Ongoing and increasing maintenance costs**
    - **Increased cost of MILCON the longer the program is deferred**

COA 3 Pros & Cons

TBS = MILCON Priority

- **Pros**
  - **Takes decisive action to save and rebuild the foundation of our officer corps**
  - **Replaces TBS quickly**
    - **Existing MILCON authorization to fund program**
    - **Less maintenance $ put into dying infrastructure**
- **Cons**
  - **“Zero Sum Game” – compromises the PEG competition process for limited MILCON $ by giving priority to TBS for 10 years**

Implementation Strategy

- **Preferred COA: Top-line Prioritization**
  - **Execution: Phased construction approach**
    - **Simultaneous operations/construction**
    - **Lower annual cost**
    - **Addresses most critical infrastructure failures first**
  - **Programmatic:**
    - **Regardless of Funding COA, All TBS MILCONs will be programmed according to the phased development plan in order to retain operational capability at Camp Barrett.**

Recommendations

MROC support and recommendation to adopt TBS as a USMC top-line priority and apply the necessary resources to complete TBS on the proposed timeline in order to secure the future of the Marine Corps' Officer Instruction Program

Backup Slides

Assets/Total Requirements

FUNCTION	ADEQ	SUBST	INADEQ	TOTAL	REQ
ARMORY	0	0	9,630	9,630	14,395
TRAINING	31,305	0	78,203	109,508	170,961
MAINTENANCE	1,474	25,714	12,000	39,188	45,891
STORAGE	0	208	18,100	18,308	21,812
MEDICAL	0	17,417	0	17,417	BUMED
ADMIN	0	6,426	24,899	31,325	26,702
BEQ	0	0	77,708	77,708	80,398
STUDENT BKS	0	0	279,542	279,542	646,100
SUPPORT	0	34,724	50,347	85,071	116,706
	32,779	84,489	550,429	667,697	1,122,965
	5%	13%	82%		

FY05 – FY09 Planning

#	TITLE	PLANNED	POM 06	COST ($M)
P531	BEQ	2005	2005	$15.1
P539	ARMORY	2005	2005	$4.6
P370	STUDENT QTRS (I)	2007	2007	$23.4
P152	H&S BN	2007	2007	$4.2
P555	INSTRUCTION FACILITY	2008	UNPROG	$23.6
P453	WATER SURVIVAL	2008	UNPROG	$6.2
P546	STUDENT QTRS (II)	2008	2008	$23.6
P548	DINING FACILITY	2009	2011	$14.1
P562	STUDENT QTRS (III)	2009	2009	$22.7
				$137.5

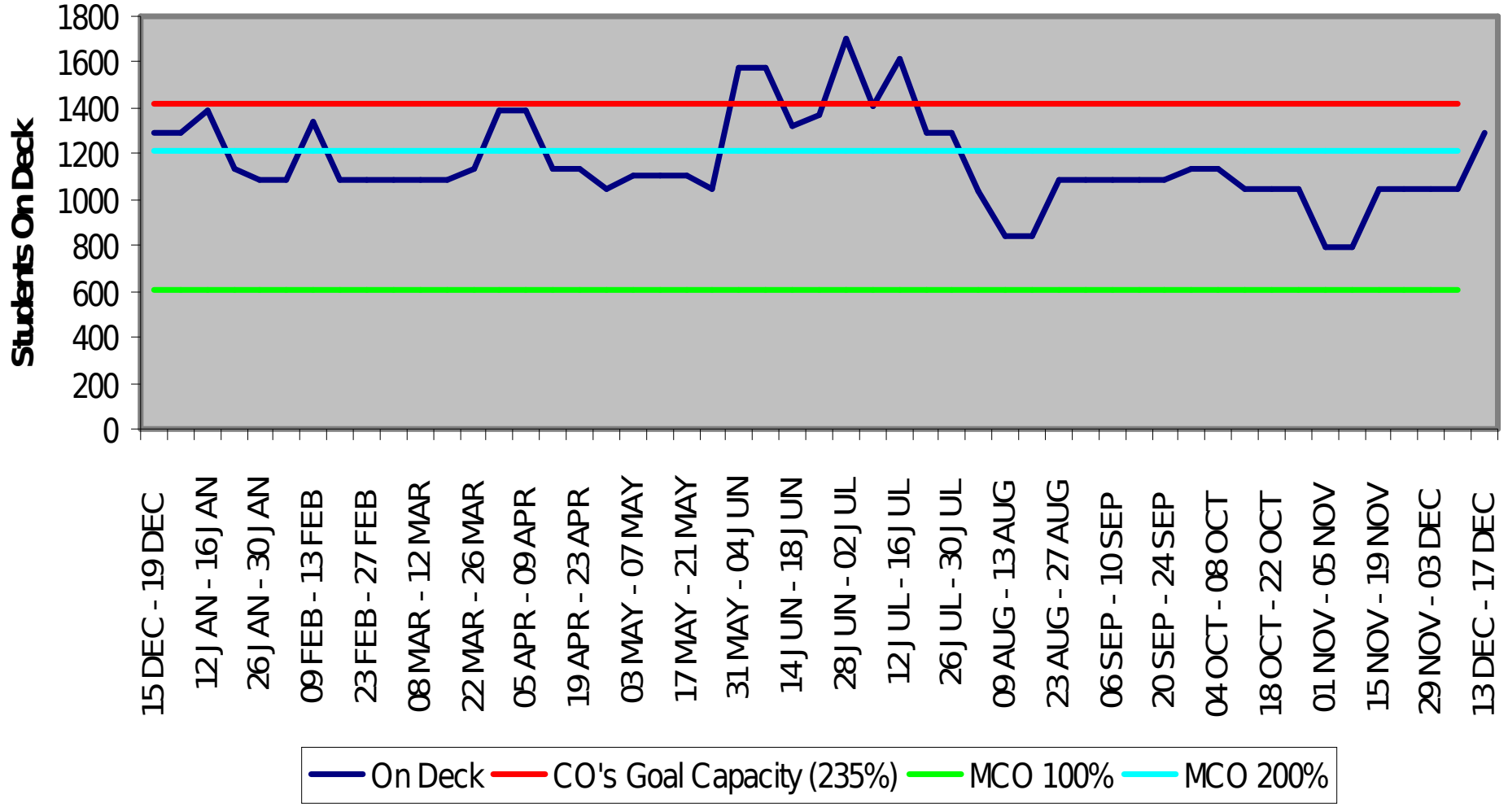
FY10 – FY13 Planning

#	TITLE	PLANNED	PROGRAM	COST ($M)
P538	ARTILLERY INSTRUCTION AND MAINTENANCE ANNEX	2010		$5.6
P547	STUDENT QTRS(IV)	2010	2010	$22.7
P563	STUDENT QTRS(V)	2010	2011	$24.3
P565	STUDENT QTRS(VI)	2010	2012	$24.3
P559	MOTOR-T & WASHRACK	2011		$2.4
P557	CPL LEADERSHIP CRSE	2011		$4.5
P566	STUDENT QTRS(VII)	2011		$14.9
P567	STUDENT QTRS(VIII)	2011		$14.2
P338	WAREHOUSE	2012		$4.9
P558	AUDITORIUM	2012		$5.0
P560	ENLISTED DINING	2012		$1.6
P667	WASHRACK	2013		$0.9
N561	MCCS	2013		$5.0
				$130.3

Base Loading:
TBS Permanent Personnel

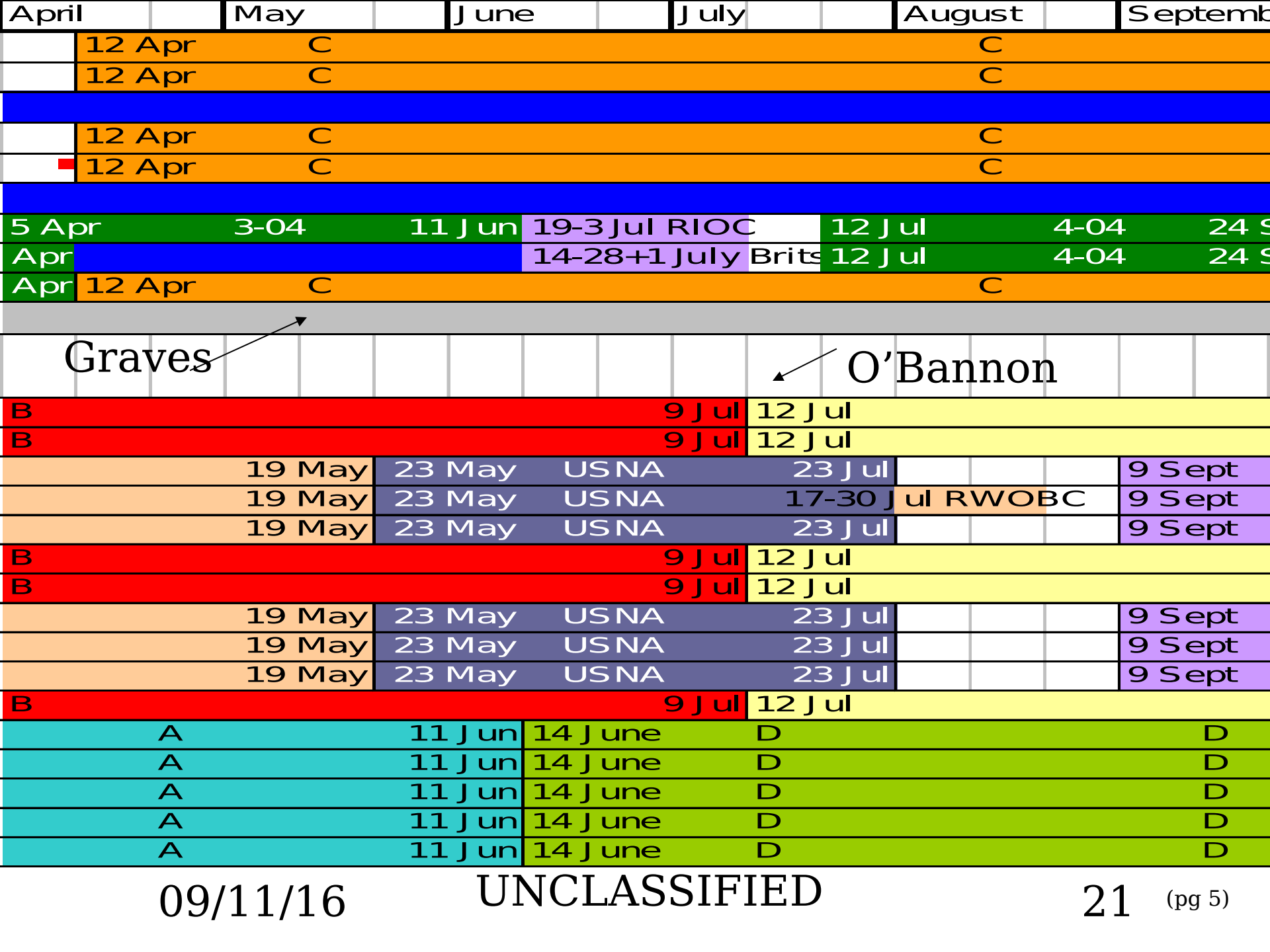
Organization	Officers	Enlisted	Civilian	Total
Headquarters	17	34	13	64
Instructor Battalion	26	584	6	616
Martial Arts Ctr of Excellence	1	19	0	20
Student Companies	56	7	0	63
Warfighting	59	8	0	67
Infantry Officers' Course	17	0	0	17
Total	176	652	19	847

2004 Student Loading



New Student Quarters Usage

	Capacity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
P-370	250	A Co	A Co	A Co	A Co	A Co	A Co	RWOBC	Maint			A Co	A Co
P-546	250	B Co	B Co	B Co	B Co	B Co	B Co	B Co		Maint			B Co
P-563	250			C Co	C Co	C Co	C Co	C Co	C Co	C Co	C Co	Maint	
P-547	250	D Co		Maint			D Co	D Co	D Co	D Co	D Co	D Co	D Co
P-564	250	E Co	I Co	I Co	I Co	I Co	Maint	E Co	E Co	E Co	E Co	E Co	E Co
P-565	250	F Co	F Co	F Co		Maint	Leatherneck	Leatherneck	F Co	F Co	F Co	F Co	F Co
P-566	150	M Co/ IFS	M Co/ IFS	M Co/ IFS	M Co/ IFS	M Co/ IFS	M Co/ IFS	M Co/ IFS	M Co/ IFS	M Co/ IFS	M Co/ IFS	M Co/ IFS	M Co/ IFS
							Protramid	Protramid					
P-562	150	IOC	IOC	IOC	IOC	IOC	IOC	IOC	IOC	IOC	IOC	IOC	IOC
						HMRM	RIOC						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Graves Hall Student Qtrs- Extreme Mold and mildew damage

Hanson Room Mess Hall – Dry food storage with Extreme Mold and Mildew damage

O’Bannon Hall Student Qtrs – Building foundation sinkage causing structural

Heywood Hall Classrooms – water / mold damage to ceiling

Supply Warehouse – Undersized/ leaking 1950's era Quonset Hut

1950's Quonset Hut converted to office space

Excessively silted AAV wash rack indicating poor design / inadequate